090.0	0002	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 604,600 / 604,600
					USE VALUE: 604,600 / 604,600
					ASSESSED: 604,600 / 604,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUDNIK ARTHUR G
Owner 2:	
Owner 3:	
Street 1:	163 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,760 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Wood Shingle Exterior and 831 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6760.000	164,900	3,700	436,000	604,600
Total Card	0.155	164,900	3,700	436,000	604,600
Total Parcel	0.155	164,900	3,700	436,000	604,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 727.56 | /Parcel: 727.5

Legal Description

User Acct 57574

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0006.0

!7293!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	165,000	3700	6,760.	436,000	604,700	604,700	Year End Roll	12/18/2019
2019	101	FV	158,700	3700	6,760.	442,200	604,600	604,600	Year End Roll	1/3/2019
2018	101	FV	158,700	3700	6,760.	330,100	492,500	492,500	Year End Roll	12/20/2017
2017	101	FV	158,700	3700	6,760.	298,900	461,300	461,300	Year End Roll	1/3/2017
2016	101	FV	158,700	3700	6,760.	286,500	448,900	448,900	Year End	1/4/2016
2015	101	FV	140,800	3700	6,760.	242,900	387,400	387,400	Year End Roll	12/11/2014
2014	101	FV	140,800	3700	6,760.	230,400	374,900	374,900	Year End Roll	12/16/2013
2013	101	FV	140,800	3700	6,760.	219,200	363,700	363,700		12/13/2012

PRINT

Date	Time
12/10/20	21:56:42

LAST REV

Date	Time
03/09/20	11:35:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7293

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLMOR REGINAL	21946-30		4/15/1992		144,000	No	No		Y

USER DEFINED

Prior Id # 1:	57574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2025	Solar Pa	10,700	C				
12/4/2002	991	Redo Bat	5,000					
7/6/1993	308	Manual	1,700					REPLACE STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Meas/Inspect	294	PATRIOT
3/18/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6760		Sq. Ft.	Site		0	70.	0.92	5									435,959						436,000	

Total AC/HA: 0.15519 | Total SF/SM: 6760 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,959 | Spl Credit | Total: 436,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	120.261
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	202588
Depreciation:	37681
Depreciated Total:	164906

COMMENTS

OF=SINK IN BMT. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB		

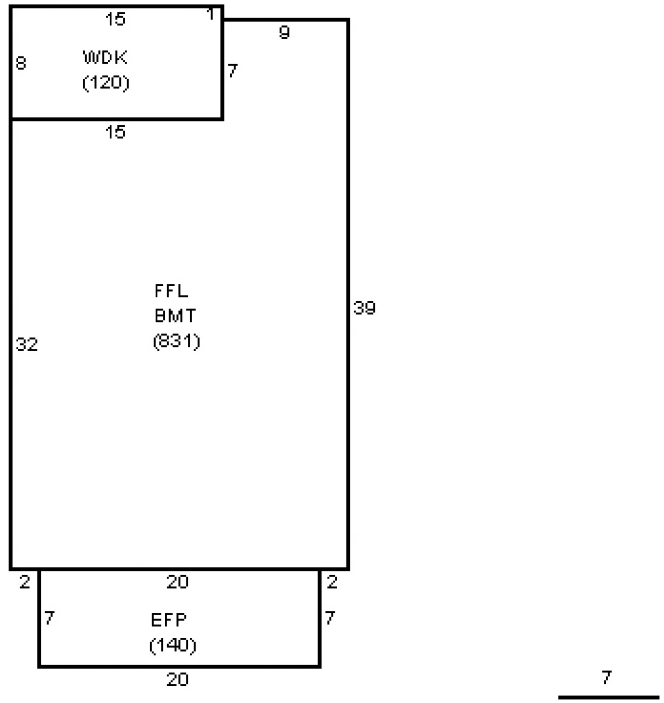
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.26
Special Features:	0	Val/Su Net:	85.80
Final Total:	164900	Val/Su SzAd	198.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	831	36.080	29,981
FFL	First Floor	831	120.260	99,937
EFP	Enclos Porch	140	46.200	6,467
WDK	Deck	120	14.190	1,702

Net Sketched Area:	1,922			Total:	138,087
Size Ad	831	Gross Are	1922	FinArea	831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700